

# TO LET.



**Unit 6 Bamfurlong Industrial Park, Staverton, Cheltenham, GL51 6SX.**

**Industrial / Warehouse Unit – 10,172 sq ft (945 sq m).**



## Property Features.

- Established industrial location with good transport links
- Surrounding occupiers to include Babcock, Saint-Gobain, AGD Systems and Cheltenham Laminating
- High specification detached industrial/warehouse
- First floor office accommodation
- Extensive secure yard and low site density of 25%

## Description.

Unit 6 comprises a high specification detached unit of steel portal frame construction. It benefits from two electric level access loading doors and a separate entrance to the office accommodation. The eaves height is approximately 8 metres. The unit is subject to a comprehensive works programme.

Externally the unit benefits from an extensive secure yard and dedicated car parking arising from a low site density of 25%.

## Accommodation.

	Sq Ft	Sq M
Ground Floor Warehouse/Amenities	9,634	895
First Floor Offices	538	50
<b>TOTAL</b>	<b>10,172</b>	<b>945</b>

All areas are approximate gross internal and are subject to re-measurement.

## Rates.

The property has a rateable value of £38,750 and is described as "warehouse and premises". Interested parties should make their own enquiries to the billing authority.

## Due Diligence.

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

## Location.

Bamfurlong Industrial Park is located about 3.5 miles west of Cheltenham and 5 miles north east of Gloucester, with access from Bamfurlong Lane via the B4063 (Old Gloucester Road). Unit 6 is located adjacent to the airport perimeter road on the south of the estate.

## EPC.

The unit is to be reassessed following the comprehensive works programme.

## Legal Costs.

Each party to bear their own legal costs incurred in the transaction.

## VAT.

VAT may be payable on any transaction at the prevailing rate.

## Terms.

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. The quoting rent is available upon application to the agents.

## Viewing.

By prior appointment with the joint sole agents Knight Frank and KBW.



Recently completed unit on Bamfurlong Industrial Park showing typical specification

## Contact.

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